

TO	CO	RW	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10
Approved For Release 2008/07/28 : CIA-RDP85B01152R000600710014-1												
NAME/TITLE												
I. Catlin												
SYMBOL												
INITIAL												
DATE												
1. Mr. Carmen												
2. Thru: Mr. Wayne Beyer, Chief of Staff												
3. Ms. Judy Swanson, Executive Assistant to the Administrator												
4.												
5. RE: Major Issues Between GSA and CIA												
Necessary Action												
Recommendation												
X As Requested												
For Signature												
Comment												
See Me												
Concurrence												
Initial and Return												
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REPLY OR INTERIM REPLY												
DUE												
FOR SIGNATURE OF												
REMARKS												

Attached find the Briefing Paper, "Major Issues Between GSA and CIA."

Introduction: On November 29, 1983, the Director of Central Intelligence gave the Administrator a letter raising four areas in which the CIA believes that GSA quality of services are inadequate and unacceptable relative to the unique nature of the CIA mission.

Issues: Protection Services, [REDACTED] SLUC, Headquarters Powerhouse (including main utility distribution centers in the Headquarters Building), and Headquarters Building Maintenance and Operation (including the planned new building) -- Please read Briefing Paper for an analysis of the alternatives to resolve these issues. In addition, the letter mentioned other issues of procurement, supply, transportation and major construction, where GSA has continued to meet CIA needs and there are no significant problems.

Conclusion: A meeting should be held with the Director of Central Intelligence to discuss the GSA position on the issues raised in the letter. The response as signed by the Deputy

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Administrator should be handcarried to this meeting.

I will be glad to brief you on these issues at your convenience.

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FROM	CO	RW	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10
NAME/TITLE												
Stanley C. Langford												
Deputy Director												
Office of Program Control												
CORRES. SYMBOL												
AM												
TELEPHONE NO.												
31200												
BUILDING, ROOM NO.												
6115												
DATE												
12/12/83												

GENERAL SERVICES ADMINISTRATION

GSA FORM 14

BRIEFING PAPER

Major Issues Between GSA and CIA

Introduction: On November 29, 1983, the Director of Central Intelligence gave the Administrator of General Services a letter raising four areas in which the Central Intelligence Agency (CIA) believes that General Services Administration (GSA) quality of services are inadequate and unacceptable relative to the unique nature of the CIA mission.

Issues:

a. Protection Services - GSA has 257 authorized positions for Federal Protective Officers (FPO's) to protect CIA facilities in the National Capital Region (NCR). As of November 30, 1983, there were 140 FPO's on board and 110 vacancies. Since August 1982 NCR Personnel Division has been attempting to recruit persons for the FPO vacancies and has made contact with over 1,500 persons interested in serving as FPO's at CIA. These efforts have resulted in recruitment of 17 FPO's. The problem has largely been finding persons who can pass the CIA security clearance process; and if they pass, have not found another position in the interim six months.

The following alternatives are offered to resolve this situation -

- As part of our program of expanding the concept of delegating certain operational responsibilities directly to the agencies we serve, grant CIA a delegation to protect their property. Hence, CIA could recruit its own protection staff to supplement the FPO's. All FPO positions would be transferred to CIA over a three-year period beginning first with internal building posts and ultimately to include all FPO posts in support of the CIA.
- GSA Office of Personnel submit a package to the Office of Personnel Management (OPM) which would permit a special salary schedule for FPO's. This would add approximately \$2,000 to the normal salary rate of FPO's at the GS-4 entry level. This should attract a higher quality applicant, hence more persons might be able to pass the CIA security clearance process. Also, a Special Recruitment Team would be set up to recruit applicants.
- GSA Office of Personnel should work with the Federal Protective Service to develop a career program for FPO's so that FPO's would have an opportunity to enter into the Detective or Physical Security Specialist series. This should attract a higher quality applicant, hence more persons might be able to pass the CIA security clearance process.

b. SLUC - On August 31, 1981, the Deputy Administrator delegated to CIA responsibility for the operation, maintenance, repair and alteration of the building which houses the National Photographic Interpretation Center. Further, this letter stated, "NCR staff will be available to discuss appropriate adjustment to the current standard level user charge for the building." A former NCR Regional Administrator indicated to CIA that he would grant CIA a use permit to operate and maintain the building, and waive the SLUC on the space.

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The following alternatives are offered to resolve this situation -

- Section 210(j) of the Federal Property and Administrative Services Act of 1949, as amended, directs the Administrator to charge anyone furnished space and services at rates (SLUC) which shall approximate commercial charges for comparable space and services. While an exemption from SLUC may be granted if such charges would be infeasible or impractical, we are unable to grant such an exemption for . At no time did GSA grant a use permit to CIA to operate and maintain the building. The intention of the August 31, 1981, letter was to deduct the estimated operating costs for the GSA standard

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level of operation and maintenance of the building, and reimburse CIA so that it pays SLUC based on net cost for the space. This practice is consistent with that followed by GSA on the other building delegations. For these reasons, GSA has a statutory duty to collect an appropriate user charge for the space furnished to CIA at [redacted]. In addition, the Master Plan for the Navy Yard Annex contemplates its eventual redevelopment by GSA as a major Federal Center, and in the interest of overall economy and efficiency the building should remain under the charge, custody and control of GSA. (In FY 1983, the SLUC would be reduced from \$3,449,507 to \$1,693,507 for the 367,720 s.f. of occupiable space in the building; which is a reduction from \$9.38 to \$4.60 per s.f. based on net cost for the space. The FY 1984 standard level of operation of the building would have to be negotiated between officials of GSA and CIA.)

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- Waive the SLUC on [redacted]. The space could be determined unique to the needs of CIA and not readily assignable to other agencies, hence the Administrator could determine that it is special space and not subject to the SLUC. However, the space in the building is predominantly office space which could be assigned to other agencies if it were to be vacated by CIA.

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- Waive the SLUC on a one time basis acknowledging there was a misunderstanding between GSA and CIA. This course of action would have the effect of giving away an income producing asset in FY 1983, set a bad precedent for the future, and adversely affect the integrity of the Federal Buildings Fund.

c. and d. Headquarters Powerhouse (including main utility distribution centers in the Headquarters Building), and Headquarters Building Maintenance and Operation (including the planned new building) - GSA is currently furnishing 30 of the 36 positions required at the powerhouse, and has consistently maintained and operated the Headquarters Building at a high level. Further, GSA is not aware of any incidents of neglect to the Headquarters Complex. GSA has had continuing difficulty providing the staffing levels required by CIA because of the problems associated with finding personnel who can pass the CIA security clearance process.

The following alternatives are offered to resolve this situation -

- As part of our program of expanding the concept of delegating certain operational responsibilities directly to the agencies we serve, grant CIA a delegation to operate, maintain, repair and alter (up to \$100,000) the Headquarters Complex. This delegation would permit CIA to furnish certain services normally provided by GSA as part of the SLUC assessed CIA pursuant to Section 210(j) of the Federal Property and Administrative Services Act of 1949, as amended, (40 U.S.C. 490(j)). Although we would continue to assess the SLUC consistent with established procedures on the other building delegations, a transfer of funds, personnel, records and property to carryout the aforementioned functions would be effected. The scope of such a delegation would include all present and planned buildings at the Headquarters Complex. Our NCR staff would meet with the CIA Office of Logistics staff to draft a Memorandum of Understanding to implement such a delegation.


- Deny the delegation request, and contract for operation and maintenance of the Headquarters Complex. NCR staff would work with CIA Office of Logistics staff to contract-out the operation of the facility. This arrangement would require close coordination between the staffs of the two agencies in administering the contract, including a no-strike clause and managing the security provisions of the contract. Capital improvements to major Headquarters Complex systems would be accomplished by GSA prospectus submittal in a timely manner to the Public Works Committees of Congress. However, GSA would have no control over when Congress would approve such prospectuses.

- Deny the delegation request, and operate and maintain the Headquarters Complex on a reimbursable basis. GSA would continue to attempt to recruit personnel to operate the

Powerhouse and develop a prospectus for the capital improvements program. This prospectus would be submitted to the Public Works Committees of Congress in a timely manner; however, GSA would have no control over when Congress would approve it. Regarding the recruitment of personnel to operate the Powerhouse, and maintain and operate the other buildings at the Headquarters Complex, it is questionable whether we could fill these positions in a timely manner due to the problems associated with finding personnel who can pass the CIA security clearance process.

In addition, the November 29, 1983, letter mentioned other issues of procurement, supply, transportation, and major construction. GSA has continued to meet CIA needs in these areas. Hence, there is no need to offer additional alternatives in these areas.

Conclusion: A meeting should be held with the Director of Central Intelligence to discuss the GSA position on the issues raised in the CIA November 29, 1983, letter. The response as signed by the Deputy Administrator should be handcarried to this meeting.


Stanley C. Langfeld
Deputy Director
Office of Program Control